

**DCCE Block 70 Board of Directors Meeting**  
**November 14, 2024, 5:30 PM**  
**ZOOM**  
**Meeting Minutes**

**Call to Order:**

Vice President David Bills called the meeting to order at 5:31 PM.

**Board Members Present:**

David Cohen, David Bills (Vice-President/Interim Treasurer), Rosemary Ferrell, and Stephanie Marsden.

**Absent:** Eddie Nordstrom

**QUORUM CONFIRMED**

**Homeowners Present:**

None.

**Property Management Firm:**

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

**Approval of Minutes:**

The minutes of the meeting held October 17th, 2024, were motioned for approval, seconded, and approved unanimously.

**Open Forum:**

No residents were present, but **David Bills** shared two observations from two Block 70 residents on their behalf. First, the need for dog owners to be reminded to clean up after their pets in all Block 70 common areas, including the drainageway bordered by Lots 62-69. Second, the need for trespassing deterrents to be installed on tops of utility enclosures found along Via Dorado, (adjacent to Kolb Road sound wall), to reduce the potential for those trespassing to use these utility enclosures as aids to climb over the perimeter wall surrounding Dorado Country Club Estates.

**Community Manager's Report: Austin Aguilar**

- ❖ Number of CC&R violations being issued up this month compared to last month. Average trend is 5-10 per month vs. 10-15 per month during monsoon season. Upcoming Dorado social events are being advertised via "blast" email messages sent to Block 70 homeowners.

**Treasurer's Report: David Bills (Interim)**

- ❖ **David Bills** confirmed October financials were distributed to board earlier today. BMO Harris Bank statement was sent to board earlier in the week. Austin Aguilar to confirm Arizona Corporation Commission report for 2024 has been filed so the board can update the BMO Harris Bank signature card.

**COMMITTEE REPORTS:**

**Architectural:** (David Bills, Acting)

- ❖ No architectural requests have been submitted for review since the last board meeting.

**Landscape:** (David Bills, Acting)

- ❖ The City of Tucson Traffic & Mobility Department landscape maintenance team is supposed to clear the wash – tentative start date is November 14th. **Todd Abelson** continues to track the work order open with the city. **Todd Abelson** is also going to engage with the city on the proposed decorative turf replacement project on a go forward basis.
- ❖ Combination lock used by Tumbleweed Landscaping damaged by unknown vandal in past 2-3 weeks. Combination lock replaced; Tumbleweed Landscaping notified about replacement.

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**Pool:** (David Bills, Acting)

- ❖ Pool chemical costs incurred over past eighteen months have increased dramatically, (from an average of \$4.60/day to \$10.18/day), prompting board to call for bids from alternate service providers. The Block 70 HOA Board reviewed a bid/proposal summary worksheet covering three alternate service providers. The board voted unanimously to terminate the maintenance contract with the current service provider, establish a contract with a new service provider, and assume responsibility for purchasing/supplying pool chemicals to be used by the new service provider to track pool chemical expenses, (and usage), closely.

**Roads:**

- ❖ NO REPORT

**MASTER ASSOCIATION**

- ❖ Rules Committee received feedback from the HOA attorney regarding the draft CC&R document and draft ballot. Dorado sub-associations are submitting property owner contact information for use during the upcoming election to vote to adopt amended & restated CC&Rs. Election period will begin in January 2025.
- ❖ Three EOC officer roles will be vacated at the end of the year: President, Vice-President, Treasurer. Current officers have held those offices for several years. Slate of nominees will be submitted to Master Association Board by end of November, (vs. on, or before, November 20th), due to insufficient number of nominees for open officer roles.
- ❖ Proposed fiscal 2025 budget for Master Association will be voted on during November Master Association board meeting on November 20.
- ❖ Corporate Transparency Act. Federal law enacted in 2021, with effective date of January 1st, 2025, requires corporations to register officers in Beneficial Owner Information Registry. HOA attorney recommends completing registrations before January 1st, 2025.

**Old Business:**

- ❖ **Rosemary Ferrell** coordinated the Block 70 Fall Social Event which was held on Sunday, November 10th. Just over two dozen Block 70 residents attended, and the feedback was uniformly positive – everyone enjoyed themselves!
- ❖ **David Bills** asking for topics for fall/winter edition of Block 70 bulletin/newsletter.
- ❖ **Austin Aguilar** will coordinate a teleconference with the attorney used by PCM for collections purposes, so the board can learn more about the potential costs of initiating collections efforts for delinquent accounts, i.e. those Block 70 property owners who have not paid their annual dues assessments yet.

**New Business:**

- ❖ **David Bills** recapped the proposal made during last month's board meeting for the board to consider moving the Block 70 HOA Board Meeting from the second Thursday to the third Thursday of each month to ensure the board will be reviewing the most current set of financials vs. financials which could be up to six weeks old. The proposed date change was motioned, seconded, and approved unanimously. The date change will go into effect in January 2025.
- ❖ The next regular meeting will be on Thursday, December 12th on Zoom at 5:30 PM.
- ❖ The next Master Association meeting will be on Wednesday, November 20th on Zoom at 6:30 PM.
- ❖ **Discuss hiring janitorial service for pool & spa enclosure bathrooms.** Deferred until December HOA board meeting due to time constraints.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 7:14 PM. Adjournment was motioned, seconded, and approved unanimously.